

House File 2177 - Enrolled

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HOUSE FILE 2177

AN ACT

REQUIRING THE COUNTY AUDITOR TO EVIDENCE APPROVAL OF THE
NAME OF A SUBDIVISION PLAT AND REQUIRING SUCH STATEMENT FOR
FILING THE SUBDIVISION PLAT WITH THE COUNTY RECORDER.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 354.6, subsection 2, Code 2005, is
amended to read as follows:

2. A subdivision plat shall have a succinct name or title
that is unique, as approved by the auditor, for the county in
which the plat lies. The auditor shall evidence the approval
of such name or title in a statement that shall accompany the
plat as provided in section 354.11. The plat shall include an
accurate description of the land included in the subdivision
and shall give reference to two section corners within the
United States public land survey system in which the plat lies
or, if the plat is a subdivision of any portion of an official
plat, two established monuments within the official plat.
Each lot within the plat shall be assigned a progressive
number. Streets, alleys, parks, open areas, school property,
other areas of public use, or areas within the plat that are
set aside for future development shall be assigned a
progressive letter and shall have the proposed use clearly
designated. A strip of land shall not be reserved by the
subdivider unless the land is of sufficient size and shape to
be of practical use or service as determined by the governing
body. Progressive block numbers or letters may be assigned to
groups of lots separated from other lots by streets or other
physical features of the land. The surveyor shall not assign
lot numbers or letters to a lot shown within a subdivision
plat unless the lot has been surveyed by the surveyor in
compliance with chapter 355. The auditor may note a permanent
real estate index number upon each lot within a subdivision
plat. Sufficient information, including dimensions and angles
or bearings, shall be shown on the plat to accurately
establish the boundaries of each lot, street, and easement.
Easements necessary for the orderly development of the land
within the plat shall be shown and the purpose of the easement
shall be clearly stated.

Sec. 2. Section 354.11, Code 2005, is amended by adding
the following new subsection:

NEW SUBSECTION. 6. A statement by the auditor approving
the name or title of the subdivision plat.

Sec. 3. Section 354.11, unnumbered paragraph 2, Code 2005,
is amended to read as follows:

A subdivision plat which includes no land set apart for
streets, alleys, parks, open areas, school property, or public
use other than utility easements, shall be accompanied by the
documents listed in subsections 1, 2, 3, ~~and 4, and 6~~ and a
certificate of the treasurer that the land is free from
certified taxes other than certified special assessments.

CHRISTOPHER C. RANTS
Speaker of the House

JOHN P. KIBBIE
President of the Senate

I hereby certify that this bill originated in the House and
is known as House File 2177, Eighty-first General Assembly.

MARGARET THOMSON
Chief Clerk of the House

Approved _____, 2006

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3 7 THOMAS J. VILSACK
3 8 Governor
